

ASPR 32246

89152

WARRANTY DEED

Vol. 2788 Page 10957

KNOW ALL MEN BY THESE PRESENTS, That FIDELITY FUNDING & REALIZATION, INC.,

An Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS T. JOHNSON and PATTI M. JOHNSON, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 1, Block 2, Tract No. 1083; CEDAR TRAILS, in the County of Klamath, State of Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances Those Set out in Exhibit "A" attached hereto

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of July, 1988; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

FIDELITY FUNDING & REALIZATION, INC.

BY: E. J. Shipsey

STATE OF OREGON,

County of ss. 19

STATE OF OREGON, County of Klamath July 19. 88

Personally appeared Edward J. Shipsey who, being duly sworn,

for himself and as president of FIDELITY FUNDING & REALIZATION, INC.

FIDELITY FUNDING & REALIZATION, INC. a corporation, of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Andria Handaker Notary Public for Oregon

My commission expires: 7-23-89

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires:

Fidelity Funding & Realization, Inc.

GRANTOR'S NAME AND ADDRESS

Thomas T. Johnson  
Patti M. Johnson

GRANTEE'S NAME AND ADDRESS

After recording return to:  
THOMAS T. & Patti M. Johnson  
P.O. Box 496  
Keno, OR 97627

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of ss. I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

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## EXHIBIT "A"

## SUBJECT TO:

1. Subject to rules and regulations of Fire Patrol District.
2. Conditions, Restrictions as shown on the recorded plat of Cedar Trails.
3. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:  
 Recorded: July 3, 1978  
 Book: M-78  
 Page: 14229
4. Subject to regulations, liens or assessments of Cedar Trails Road District.
5. Agreement, including the Terms and provisions thereof:  
 Regarding: Water Rights  
 Between: William K. and Debra D. Victor  
 And: Gary A. and Mary L. Williams  
 Recorded: March 13, 1979  
 Book: M-79  
 Page: 5761 Fee #: 63961
6. Well Sharing Agreement with Easement, including the terms and provisions thereof:  
 Between: Jimmie H. Butler and Colleen Butler, husband and wife  
 And: Thomas T. and Patti M. Johnson, husband and wife  
 And: William K. and Debra D. Victor, husband and wife  
 Recorded: July 5, 1988  
 Book: M-88 Page: 10415

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day  
 of July A.D. 1988 at 2:39 o'clock P.M., and duly recorded in Vol. M88  
 of Deeds on Page 10957

FEE \$13.00

Evelyn Biehn County Clerk

By Adeline Mendenhall